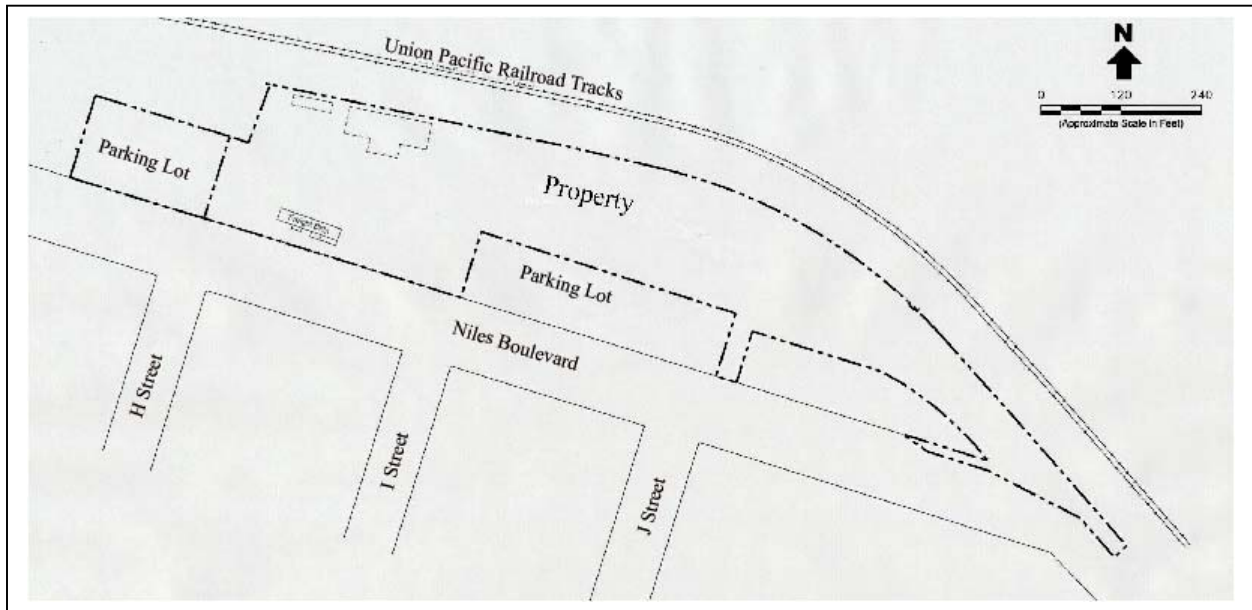




Questions and Answers about the UP Property in Niles September 2, 2003

1. **Where is the Union Pacific Railroad (UP) property located?** The UP property is a vacant 5.25-acre property centrally located along the north side of Niles Boulevard adjacent to the two public parking lots.



2. **What has been happening at the UP property?** The Redevelopment Agency has been negotiating with UP regarding the acquisition of the property as part of the Niles Concept Plan's vision for the area. The Redevelopment Agency received an "Order of Possession" to use the property in 2000. Since April 2002, the Redevelopment Agency has been developing a master plan for the property as the site for a town square, new mixed-use development, and parking. The development of conceptual designs for the town square is the next step in the master planning process.

As an element of the negotiation process for the acquisition of the property, the Redevelopment Agency contracted with environmental consultants to complete soil and groundwater testing on the site. The results of these investigations indicate that there are elevated concentrations of metals and total petroleum hydrocarbons, such as diesel fuel and motor oil, in soils on portions of the property that will require clean up.

3. **What did the testing find?** The test results found elevated levels of the following substances in soil, which is up to a depth of approximately five feet below ground level, on portions of the property:

- ☐ *Metals:* lead, arsenic, cadmium
- ☐ *Total petroleum hydrocarbons ("TPH"):* diesel range and motor oil range
- ☐ *Polychlorinated biphenyls ("PCBs"):* Aroclor 1260
- ☐ *Polycyclic aromatic hydrocarbons ("PAHs"):* benzo (a) pyrene, benzo (b) fluoranthene

4. **How did those substances get on the property?** Originally, Central Pacific Railway developed the property as a railroad yard, freight station and passenger depot in the late 1800's. Over time, the railroad

created several rail spurs across the property for its use as a freight junction and a railroad yard. It is likely that some contaminated soil was either brought to the property as a fill material to underlay the railroad spurs or the area was treated with a pesticide the railroad used to prohibit weed & brush growth along the spur tracks.

5. What is being done to address this? The Redevelopment Agency is working with two regulatory agencies, the State's Department of Toxic Substances Control (DTSC) and Alameda County Water District, to determine the cleanup needed on the site, prior to finalizing its acquisition of the property.

6. What is being done to the property in the mean time? The Redevelopment Agency has installed asphalt to cover the soil and allow for the use of a portion of the property (between the City parking lots) for special event parking. Signage has been installed and fencing will be installed to limit access to the remainder of the site. The fenced off area will not be accessible by the public until the environmental cleanup is complete.

7. What are the long-term cleanup options? A range of cleanup alternatives will be evaluated, but based on preliminary test results and discussions with the regulatory agencies, options include those listed below.

- A. **Excavation and off-site disposal.** For this option, the contaminated soil that exceeds a presumed level of cleanup is collected, removed and transported to a designated landfill. Clean soil replaces the contaminated soil. Based on the uses proposed for the proposed master plan for the property, there would be no land use restrictions.
- B. **Encapsulation.** Under this scenario, contaminated soil on the property is relocated and encapsulated on-site as part of future redevelopment. The impacted soil would be relocated and encapsulated beneath hardscape material, such as an asphalt surface parking lot, which will limit exposure and minimize the potential mobility of the contamination. Following this, land use restrictions would be placed on the affected area. Operations and maintenance activities would likely consist of an annual inspection of the cap and a status report to the appropriate regulatory agency.

Each of these options has a range of costs and impacts on the future development of the site.

8. What are the next steps regarding the master planning and clean up of the property? The Redevelopment Agency is continuing to negotiate with UP regarding the property's acquisition and the responsibility for clean up. A community workshop is planned for September 15, 2003. The Redevelopment Agency Board is scheduled to consider next steps regarding clean up and the master planning process at its meeting on September 23, 2003.

9. How do I stay updated? There are a number of ways by which you can keep yourself updated on this project:

- ✓ By receipt of this letter you are on a mailing list to receive updates and future meeting notices.
- ✓ Check the City's website for future project updates, meeting notices and fact sheet downloads at www.fremont.gov/Construction/Redevelopment/Niles.htm.
- ✓ Copies of reports submitted to the regulatory agencies are available for review at the Office of Housing & Redevelopment (39550 Liberty Street, 510-494-4500).

If you have additional questions regarding the master planning process or site acquisition please contact Craig Whittom of the Office of Housing & Redevelopment at 510-494-4500 or by e-mail at cwhittom@ci.fremont.ca.us or questions regarding the environmental condition of the property, please contact Jay Swardenski, with the Fremont Fire Department's Hazardous Materials Program at 510-494-4222 or by e-mail at jswardenski@ci.fremont.ca.us.